

£239,995
19 Wildmoor Walk
West Leigh, PO9 5QZ

PROPERTY SUMMARY

This spacious, three bedroom terraced house offers an excellent layout for family living or investment, enjoying a pleasant position overlooking a green to the front. The ground floor opens via a front porch into an entrance hall leading to a generous, bright lounge. To the rear is a well-proportioned kitchen/diner and rear hallway hosting a convenient ground-floor WC, a dedicated utility room, and a study ideal for home working. Upstairs, the first floor comprises three well proportioned bedrooms and a contemporary family bathroom suite. Situated in the popular West Leigh area of Havant, the property benefits from superb local convenience, located just a short walk from Bartons Green Recreation Ground, shops and schools. Internal viewing is highly recommended to appreciate this property's full potential and position, contact us today to arrange your appointment.

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PORCH

HALL

LOUNGE 17' 7" x 14' 5" (5.36m x 4.39m)

REAR HALLWAY

KITCHEN/DINER 13' 9" x 10' (4.19m x 3.05m)

WC

UTILITY ROOM 8' 8" x 5' 8" (2.64m x 1.73m)

STUDY 9' 1" x 8' 8" (2.77m x 2.64m)

LANDING

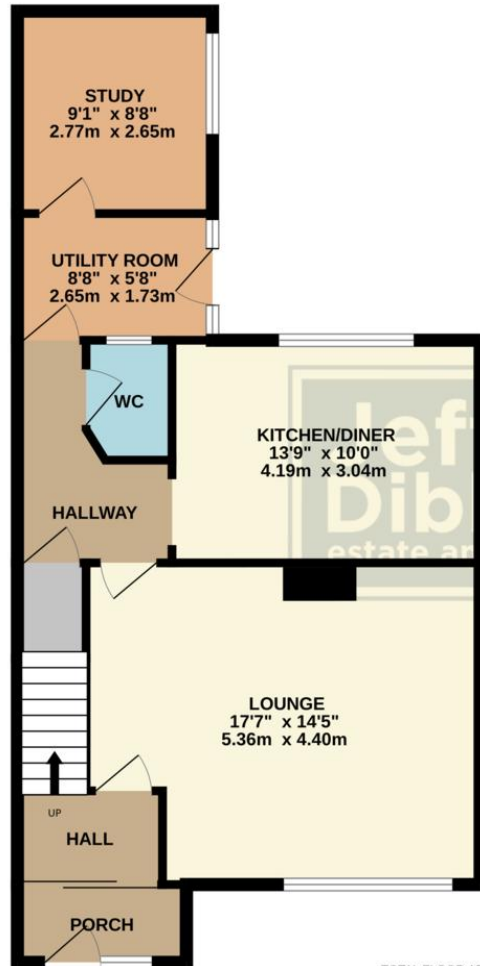
BEDROOM ONE 13' 9" x 10' (4.19m x 3.05m)

BEDROOM TWO 13' 9" x 12' 7" (4.19m x 3.84m)

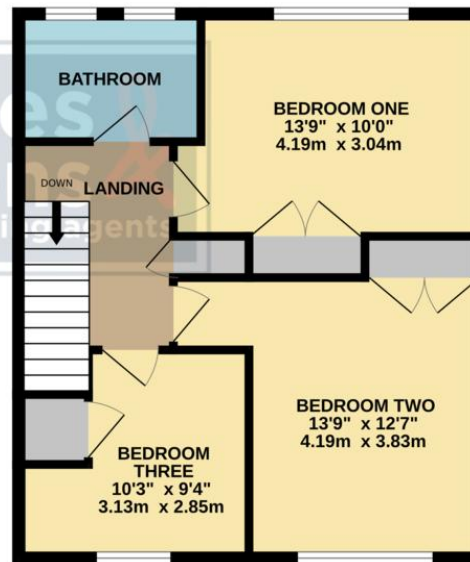
BEDROOM THREE 10' 3" x 9' 4" (3.12m x 2.84m)



GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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